



A HISTORY OF TWIN WATERS
A preliminary version

Compiled by
Berenis Alcorn & Leeanne Alcorn (2006)



TWIN WATERS

A COASTAL COMMUNITY

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Compiled September 2006

By Berenis Alcorn & Leeanne Alcorn
For
Staff at Lend Lease Development, Twin Waters

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HISTORY OF TWIN WATERS –2006 PRELIMINARY VERSION

Compiled by Berenis Alcorn & Leeanne Alcorn

Located on the north bank of the Maroochy River, Twin Waters is the southern part of what was known until the middle of the 20th century as the North Shore. The area that, until the late 1990s, was known as part of Mudjimba occupies the southern edge of a lagoon where, in the Holocene period, the eastern extremity of which extended seawards beyond the present sand dunes at Mudjimba. The lagoon underwent a filling in process and the sand barrier on the eastern edge retreated westward. By the 1880s the older surfaces were still covered with water on whose fringes grew tea-trees, swamp oaks and other vegetation associated with coastal swamplands. Young surfaces had formed along the riverbank and reached a stage where eucalypts species, such as Moreton Bay ash, apple and bloodwood and a marine couch became the dominant species. A small tidal creek drained water into the river and land animals including humans came looking for sustenance and a dwelling place.





INDIGENOUS PEOPLE:

Before white man became aware of its existence, the area was well known to the Indigenous people. The Toombra clan, part of the Undambi people, roamed the area gathering the natural resources that assured their survival over a long period of time. Along the riverbank, they set up their encampments, but, in times of cyclonic weather and floods, they moved across the waterway to higher land or sheltered in the overhangs on Mount Coolum. Bora rings were not constructed on land at Twin Waters but ceremonies were conducted on a ring located closer to the David Low Bridge at Bli Bli.

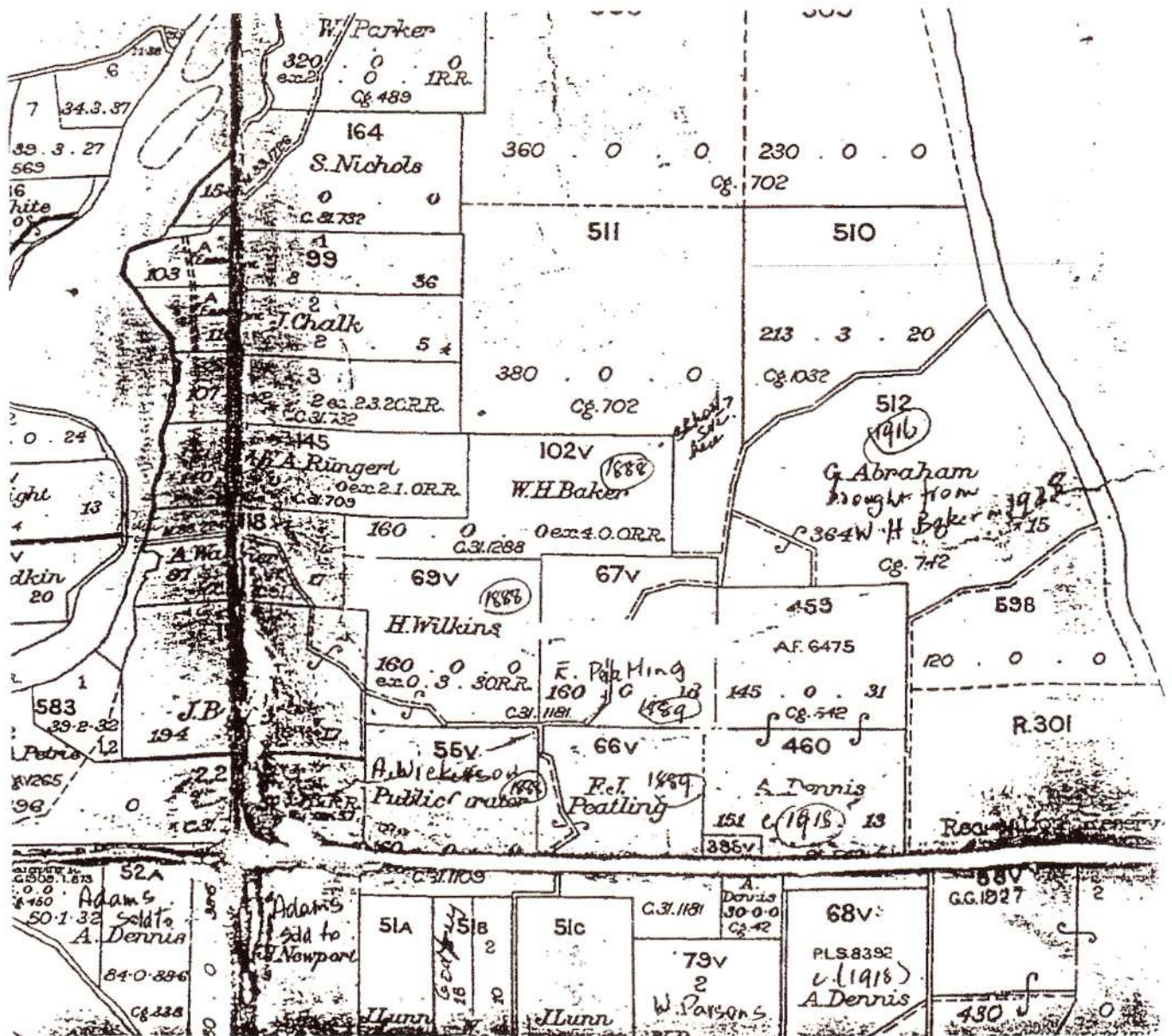
EUROPEAN SETTLEMENT:

The next phase in the transformation of the Twin Waters landscape took place when Europeans who were seeking a yeoman's way of life settled on the land. Land close to Brisbane had become scarce by 1888 and Queensland was in the grip of a drought. Settlers were looking for land to alienate from the Crown under the Crown Lands Homestead Act of 1884. They found land where green grass was growing on the North Shore. Fred Carlin selected land adjacent to where the Novotel Twin Waters Resort was built. However, he forfeited the land after three years, and, in 1901, it was included in Reserve 301 [Maroochy River Conservation Park] that bordered the beach and on which A A Petrie, a state member of parliament, grazed horses and cattle. Two selectors, William Parsons and J Watson Harrison, took up the land that would become part of Twin Waters residential area. Harrison's 160acre block was described as thickly timbered tea-tree, oak gum, well grassed Devil Devil Country and sand loam. In 1891, it was assessed as unsuitable for cultivation but suitable for grazing. He forfeited the land in 1892 without clearing land for cultivation and building a house — all conditions of selection plus paying 2/6 an acre a year for five years. Later in the year, the land court determined the land was worth at £10 an acre and was sold for almost £1550 to Rose Mary Roberts. In 1994, Kabaskel was the registered owner and the land was mortgaged to Tricontinental Corporation.

On the other hand, Parsons fulfilled the conditions and freeholded his 160 acre selection that he named Cheddar Farm. In 1893, he survived one of the highest ever-recorded floods when the Maroochy broke her banks and washed everything that moved including houses and livestock out to sea. By 1894, he had built a four roomed house, milking yards and out buildings on the southeast corner. He grew mangoes, corn, potatoes and other vegetables on a small cleared area. Access to the area was by a wharf on Parson's selection, the foreshore of which was known as the Black Banks. After nearly starving and trying to raise 11 children, Parsons sold the land and left in 1899. An allotment was subdivided from the land and sold to Jessie Hilliam in 1909. In 1981 Kabaskel acquired the land and in 1993 mortgaged the land to the Tricontinental Corporation.



Where the Golf Course was constructed, the settlers used the area as "common land" until 1920s when Alfred Dennis took the area up as Perpetual Lease Selections. He built a number of buildings but little income could be obtained from a few milking cows whose milk was delivered by boat to people in Maroochydore. No maintenance was carried out and noxious weeds, like groundsel, invaded the area and the adjacent Recreation Reserve, R301. In 1947 the Crown sold the land to William and Rose Roberts. After the land was sold to a consortium of land companies in 1961, twenty-six two acre blocks were surveyed along the Najoor Road boundary. In 1978, the rest of the land was transferred into the hands of Mayten Developments. The company in 1981 sold to Kabaskel who, in 1989, mortgaged the land to the Tricontinental Corporation.



Map of Mudjimba ca 1930s. Selection dates marked in blue.



1980 – 2006.

The beginning of the 1980s ushered in the transformation that would lead to the locality eventually becoming Twin Waters. The time was one of intensive coastal resort development in South-east Queensland and the potential of large areas of “waste land” on the north shore of the Maroochy where Twin Waters Resort is located was not overlooked. As early as 1974, plans to develop the land incorporating a residential development on a canal estate from Mt Coolum to the river had been drawn by Antony Tod and Partners for a Suncoast Group of Companies. The proposal apparently did not proceed beyond the design stage. In 1981, Kabaskal submitted an application for a residential development on part of the land that he now owned west of Najoor Road on the North Shore. His proposal to develop a residential lakes estate fronting the river was rejected by Maroochy Shire Council and Kabaskal appealed to the Local government Court. In 1985, a settlement was negotiated between Kabaskal and the elected correspondents headed by the Queensland Conservation Council. The settlement that imposed a number of conditions was made a court order which bound all developers to comply with the conditions. Kabaskal did not proceed with the development of a residential estate. Later in 1985, Interwest, a land development business based in Perth, Western Australia, took over Kabaskal’s interests and incorporated a resort project into an overall plan for the residential development. Michael Dysart’s design encompassing an international class resort, a golf course, a surf club, a lake, an environmental park, a retirement village and a commercial area to service 480 units of family style accommodation and 540 residential units were all part of the development proposal. The aftermath of the 1987 collapse of the Australian Share Market placed Interwest in financial difficulty. The Interwest Group collapsed in 1990 and TriContinental Holdings, a division of the TriContinental Bank, the mortgagee, acquired both the resort, the golf course and the vacant land west of Najoor Road.

Twin Waters

The transformation of the environment on the banks of the Maroochy River into a predominantly resort and master planned residential locality created a community distinct from that of the neighbouring communities of Mudjimba and Pacific Paradise. Before 1997, the locality was regarded as being a part of Mudjimba, but, by October 1997, the transformation had advanced to a stage where several properties were in Pacific Paradise and the rest in Mudjimba so there was a need to define the boundaries of the new locality which had becoming known unofficially as Twin Waters. Plans were made to exclude Lend Lease’s residential development from the Pacific Paradise locality that it adjoined on the north. Though a number of Pacific Paradise residents objected, Maroochy Shire Council discussed the plan with Lend Lease and the Mudjimba Progress Association, whom they considered would be most affected by the creation of a new locality. Mudjimba agreed to the plan and that the name Twin Waters be used for the area that include the resort, the area being developed by Lend Lease, the golf course and the environmental park, R 301. The Maroochy Shire Council then requested the Department of Natural Resources to formalise the naming of the locality, Twin Waters. By November 1997, the Government formally approved the request.

THE MAKING OF A SEASIDE LEISURE RESORT

Novotel Twin Waters Resort

In 1985, Interwest, a land development business based in Perth, Western Australia, took over Kabaskal's interests and added a resort project located on Crown Land east of the residential development planned for land owned by Kabaskal. In the same year, Interwest who entered into negotiations with the National Party Government to rezone 20.2 hectares in the recreation reserve 301 in order to shift the proposed resort closer to the sea. Although there were protests, the State Minister in Charge of environmental matters, Geoff Muntz, in 1987 signed a five-year lease for a payment of \$20,000 yearly. The following year a ministerial decree rezoned the land as freehold and Interwest paid the government \$100,000 as payment for the title. The demise of Interwest in the aftermath of the 1987 collapse of the Australian Share market did not prevent the construction of the \$47 million resort complex on the 20 hectares fronting the river and the beach. In June 1988, work began under receivership arrangements and in 1989 Interwest negotiated with the Labor Party Government and was granted another twenty hectares of Crown land on the payment of \$260,000. The Twin Waters Resort was opened for business in time for Christmas 1990 by Anthony Warlop, the principal singer of the musical, The Phantom of the Opera. In the following year, the TriContinental Merchant Bank (the investment arm of the Victorian Government) took over the resort and the golf course and attempted to sell for over \$139 million. A sale was made to the Accor Property Group in 1992 and the resort became Novotel Twin Waters. A portion of land along the river bank adjacent to the resort in

600 guests will see Kenny open Twin Waters

MORE than 600 guests will see Sunshine Coast sporting star Lisa Kenny open the \$130 million Twin Waters resort at Mudjimba tonight.

The resort's long and often controversial road to completion will come to an end when the first guests arrive tomorrow.

The Sunshine Coast public will also be given the opportunity to take in the scope and facilities of the resort during tomorrow's "open day".

Tonight's black-tie opening will involve national and local sporting, media and business leaders.

The resort's championship 18-hole golf course will be opened by Australian golfing great Peter Thompson tomorrow. Mr Thompson has won the British PGA five times and is a partner in leading golf course architects Thompson Wolveridge, the firm which designed the Twin Waters course.

A celebrity golf event has drawn cricketers Greg Chappell and Craig McDermott, celebrity hairdresser Steve (Stefan) Ackerie, food and wine guru Len Evans, actor Tony

Bonner and businessman Barry Maranta.

The resort has 374 rooms, a six hectare salt water lagoon, three specialty restaurants, convention facilities, water sports, tennis courts, games room and the golf course.

It is situated at the mouth of the Maroochy River and has a 1.5 kilometre frontage to the surf beach and the river.

The development was opposed by environmentalists because it is sited on 20 hectares of Crown land. An agreement was finally reached with the previous National Party government, but more trouble struck when parent company Interwest went into receivership.

The receivers vowed to fund the resort until a buyer could be found.

More than 4000 applications were received for the 150 available jobs. An opening special for the first three weeks of December has attracted thousands of bookings.

By PAUL TURNER



• ABOVE: William and Liza Parsons and 11 of their 13 children dressed in their Sunday-best at Eudlo flats in 1902, after moving from the North Shore.

Pioneers' patch becomes \$130m site

PIONEERING family William and Liza Parsons would never have dreamed 100 years ago that their patch of ground would one day be the site for a \$130 million tourist resort.

This weekend, Twin Waters resort on the Maroochy River north shore will officially open its doors

to tourists from throughout the world who will be relaxing on the site which made the Parsons battle for survival.

Maroochy-dore resident Douglas Spackman, whose wife's mother was one of the Parsons' 13 children, said the family had settled on the North Shore in 1838 "because it had

been the only patch of green around".

"They grew their own potatoes and they had cows, milk and a cheese press," he said.

"But they had to rely on boats to bring supplies from Redcliffe."

Mr Spackman said the grave of a still-born baby was hidden on the property.



1994 was gazetted by the Government as a reserve for parks and recreation purposes. In 2003 Lend Lease purchased the package for \$44 million. Some of the scrubland within the resort boundaries pencilled in for a nine hole pitch 'n' putt facility did not become a residential precinct. Over the years, the resort hosted many notable personages including Her Majesty Queen Elizabeth and HRH Prince Phillip during CHOGM (Commonwealth Heads of Government Meeting) in 2002 as well as many other notable visitors. In June 2006, the resort changed hands when purchased by the Abacus Property Group. Greg Farrell from DBI design was then commissioned to carry out a \$15 million facelift of the 360 room resort. The maintenance manager, Rick Baulch, who has commenced employment at the start of the construction of the resort is longest serving employee.

Golf Course:

The golf course was constructed on land owned by Kabaskel and mortgaged to the Tricontinental Corporation as part of the recreational component of the Twin Waters Resort. British Open Champion, Peter Thompson and his partner, Mike Wolveridge, laid down a design for the 18 hole course. The level of the land was raised by depositing soil from several borrow pits dug on site and a drain along the western boundary. The borrow pits were incorporated into the design of the driving range as lakes, which in 2006 have become a habitat for fresh water fish and eels as well as at times black swans. During the construction of the course, a clubhouse was erected. Peter Thompson, CBE, declared the clubhouse and the course opened on 1 December 1990. Approximately 180 members joined the Twin Waters Golf Club in the same year. In 1991, Tricontinental bought the golf course which was sold to the Lend Lease Corporation in 1993. The Club hosted a number of notable golfing tournaments including the Jack Newton Celebrity Classic which after 15 years was played for the last time in 2005, Sunshine Tour Hog's Scramble and major amateur events. On 30 June 2005, the course and clubhouse were sold to Yamaji Australia Golf.





North Shore Coastal Village:

Twin Waters North Shore Coastal Village had a tragic beginning. The five hectare site was originally destined to become home to seven multistorey condominium blocks. During the building of the resort was being by Interwest, some of the blocks had reached one storey high. When they became insolvent in 1989 and Tricontinental took over the project, the partly completed buildings were demolished and covered with sand from the giant lagoon dug in the resort grounds. 2500 tonnes of the crushed concrete was used to construct stormwater soak pits and in the making of roadways in the resort complex.on the site

In 2000 Lend Lease acquired the site and demolished the partly constructed buildings and started again. A Brisbane architect, Cox Rayner, was engaged to design the village which under the direction of Matthew Fisher, Twin Waters Community Project Director, was to take two to three years to complete. A multi-use precinct consisting of vacant lots, detached and attached housing, units and walk-up condominiums covered the site in 2003. During the development of the village, regeneration of the natural vegetation was a priority: In stage one over 28,000 native shrubs, trees and bushes were planted so the buildings would blend seamlessly with the surrounding natural environment. In June 2006, Accor Property Group purchased management rights to the village and re-named the precinct Grand Mercure North Shore Twin Waters Apartments.





THE MAKING OF A RESIDENTIAL COMMUNITY

In 1995, Lend Lease Property Management (Australia) acquired 157 hectares of land opposite the golf course for \$16 million from TriContinental Holdings, a division of the TriContinental Bank, mortgagee to the Interwest Group that collapsed in 1990. The northern boundary of the block was Ocean Drive that had been a dirt road leading to the mouth of the Maroochy River. The land, on which Kabaskal had planned to develop a residential estate, had suffered extensive environmental damage due to haphazard vegetation clearing and open drainage channels conveying inflows from upstream land that was used for agriculture, residences, and industry that had occurred since settlement in the 1880s. Furthermore, burrow pits from which sand had been extracted were located on the land. On the site, Lend Lease's aim was to develop the second largest major residential development to be undertaken in Queensland, an estimated 200 waterfront lots, 220 lots with a golf course frontage and 500 'dry' housing allotments. In 1996, Lend Lease commenced developing the master planned community in a landscaped setting incorporating the elements of the natural environment: a project forecast to last for ten years.

Sunshine Coast Daily, 16 February 1997

TWIN WATERS

Lend Lease revives project Plans were first mooted in 1950s

by Bill Hoffman

ONE of the Sunshine Coast's most sought after residential addresses will rise from the ashes of a financial collapse that rocked Victoria its foundations.

The Lend Lease Group will, in late April, release the 50-allotment first stage of a 156-hectare land parcel it bought last year.

The land was purchased from Tricontinental Holdings, a division of the troubled former Victorian banking giant Tricontinental, mortgagee to the Interwest Group which collapsed in January 1990 owing \$80 million and eventually \$146 million.

The financial problems of Interwest Limited, controlled by Victorian businessman John Avram, were first exposed by the Kuwait Asia Bank which took action in 1988 to have Interwest Hotels liquidated in an attempt to recover money owed it.

Interwest Hotels collapsed with debts totalling \$19 million.

Avram's Interwest Group also had financial links to the Australian arm of the Bank of Credit and Commerce (BCC Australia) whose disgraced Luxembourg-based parent was rocked in the late 1980s by accusations of global fraud, bribes and kick-backs to officials around the world and funding of Middle East terrorist organisations and international drug cartels.

In January, 1990, receiver Deloitte Touche Tohmatsu took over the task of completing the Twin Waters Resort and Golf Club.

The receivers successfully pulled the project together, completing construction by the end of the year. While the resort was finding its feet, Mr Avram was forced to go to court in 1991 to defend his right to continue to drive his \$575,000 Ferrari Testarossa.

The Supreme Court, after hearing evidence he had threatened to drive it over a cliff rather than give it up to Interwest receivers, restrained him from using it. This decision was overturned on appeal but on the condition that receivers could inspect it once a week.

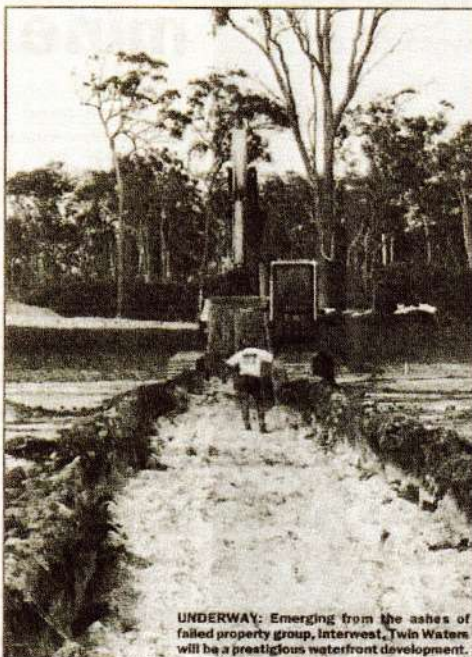
In 1993 the receivers sold the Twin Waters management rights to the French tourism conglomerate Novotel.

Mr Avram, Stanley Shneider (an Interwest director) and Peter Jordan, (an Interwest shareholder) were committed for trial in December, 1992, on charges relating to a placement of 25 million Interwest shares in July 1989.

The activities of the company had been the subject of a two-year investigation by the Australian Securities Commission, and according to articles published at the time, the probe was one of the regulator's national priority investigations.

The charges against Mr Avram

and Mr Shneider included making improper use of their positions as officers of Interwest Hotels Pty Ltd by



UNDERWAY: Emerging from the ashes of failed property group, Interwest, Twin Waters will be a prestigious waterfront development.

Avram.

Mr Avram received a four-month suspended jail term in June, 1995 with the indu-

ty by chasing the business convention and package holiday markets.

Lend Lease, as well as the

PLANS for residential development of the Maroochy River north shore date back to the 1950s when development leases were offered in return for work on the proposed David Low Way.

The government of the day traded development leases in return for roadworks.

Land at Kawana and along Noosa's southern beaches was developed in that manner.

In 1981 Kabaskal submitted an application for a residential development and resort on the Maroochy River west of Crown Lam Reserve 301.

The pro-development councilor Eddie De Vere was replaced in 1982 by a more environmentally sensitive council led by chairman Don Culley, who will contest the 1997 elections against incumbent Bob King.

Councillor of the day Jim Cassin's pressure being applied by the premier's office to approve the application.

However council rejected it and Kabaskal appealed to the Local Government Court.

The matter was not dealt with until after the 1985 council election which saw the return of a pro-

Permaculture



Preparation of the site

One of the conditions of approval for the development imposed in 1985 replaced the original plan to construct blue water access for the residential community. For environmental reasons, a weir was constructed to separate the deep drainage gully southwest of golf course and the canal and the burrow pit excavated during for the development of the golf course from the lake designed for the centre of the development. In 1996/7 work began on the weir and the sidewalls followed closely the existing channel banks. The walls were extended approximately 200 millimetres [8 inches] above the banks and the weir was built forty-four centimetres [1 ½ feet] above mean sea level. The reduction of the tidal flow into and out of the lake reduced the environmental impact on the river that emanated from the inflows from upstream land that was used for agriculture, and industry as well as that of the adjacent residential communities. By 1997 under the supervision of Neumann Contractors Sunshine Coast, the canal and the lake took shape. The natural shape of the lake, that in 2000 would cover thirty hectares, was maintained and the existing vegetation dictated the placement of the revetment walls and shorelines. The revetment walls of both the canal and the lake were constructed of rock as opposed to concrete. In 2000, a twelve year old boy ignored signs banning swimming near the weir and became stranded on the wall. Maroochy Shire Council's Riverwatch coordinator, Michael McNamara and a fisherman rescued him.

Clearing of land

Before bulldozers and other heavy machinery were used to clear the site, in order to retain the natural character of the environment, the natural vegetation on the site was mapped. Many remnant strands were then incorporated into the urban design as a part of the landscaping. A stand of cabbage tree palms on the north west corner south of Ocean drive was one of the remnants preserved as part of the natural landscape Parklands were established to protect the lake and the canal foreshores. A ten metre wide by 250 metre long corridor of mature trees was incorporated in the design in the first stage of The Landings and a dense band of vegetation along the south boundary of Ocean Drive was preserved as a buffer zone.

The potential of the site to flooding was addressed. Where there was a greater depth of topsoil than required, the surplus was bulldozed and transported to sites to lift homes above flood level. Other fill was obtained by dredging while modifying deepening the existing waterway to form a lake. In February 1997, bunds had been erected to create ponds to isolate effect of work on river system while the dredge shifted 140,000 cubic metres of soil to fill first stage of development. Care was taken with this filling of the low areas to ensure that there was no worsening effect on other flood prone parts of the neighbouring localities. As new canals were constructed and older ones enlarged, the precincts were hydraulically modelled to prevent the environmental impact of flooding not only in the residential precincts but the neighbouring localities.

Excavation during the development resulted in the exposure of acid sulphate soils that leach into the



waterways and cause environmental damage. Lend Lease piloted a scheme to render the soils harmless. Instead of using lime to neutralise the potential acid soils, the harmful components of the acid sulphate soils, like iron pyrites, were separated hydraulically and returned underground where they lacked the potential to cause ecological damage.

Information Centre

In April 1997, a sales and information office was located off Ocean Drive and occupied by Twin Waters Residential Community Development Manager, Nick Wellwood and his staff. Lindsay Clare, an award-winning architect, designed the building to complement the surrounding landscape. The focal point was an eight metre viewing tower that offered sweeping views of the site and surrounding natural environment. The building contained a reception area, a conference room, a display room and four offices, three of which overlooked the waterfront. A wooden deck overhung the water in the recreational lake. In 1999, the sales and information office was purchased by an architect from the Gold Coast. The Real Estate firm, Peter Kennedy First National Pacific Paradise, in 2000 was offering the building for sale as a waterfront property with commercial potential. By the winter of 2006, the property sales centre had been located at 500 Lake View Drive and the third edition of Twin Waters Coastal Living publication that contained items of interest was distributed to the local residential and wider communities.

Display Villages

In 1997, five Sunshine Coast builders constructed the first display village of nine homes. The houses erected by Dixon Homes, A V Jennings, Masterman Homes, Dwyer Quality Homes and Holbrook Homes were collectively worth more than \$2million dollars. Architects designed some of the houses like those built by Holbrook Homes. Two of the notable homes Spinnaker and Mainsail were designed by architect Ken Downes of Downes and Neylan. Other display village were erected in different precincts as they were released for sale.





Occupying the land

On 5 July 1997, the first precinct of the residential development, The Landings, that consisted of lakefront, non-waterfront and parkside allotments was put on the market and 69 of the 73 blocks were sold in 9 weeks. Within the month, Wayne Johns and his family bought the first allotment. Because of the overwhelming demand for blocks, later in the same year the Blue Water Court precinct were put up for tender. In September 1997 amid the firing of a cannon and fireworks, the Premier, Rob Borbidge, officially launched the Twin Waters development as a residential community estate. The Deputy Chairman of Lend Lease, Alex Morokoff, and the State Manager of Lend Lease, Desmond Marks, laid a memorial plaque.

By 1998, the interest of buyers in the estate had escalated. The demand for allotments and the successful sale of stage 1 and 2 of The Landings brought forward the time buyers were able purchase allotments in The Links located along the canal on the golf course and in the Shores further south along the canal adjacent to Ocean Drive. Allotments along Magnolia Lane with a frontage to the golf course were sold in 1999. In 2000 land on Karinya Island was released for sale. Interest in the twenty-eight allotments from potential purchasers was so strong that they were sold by ballot as the fairest method. Before allotments in The Cove precinct were released for sale in April 2001, the demand was exceptional: 45% of the allotments had been sold and at least three purchasers were interested of the each allotment. In September, allotments in The Banks became available for sale off the plan. By October 2001, 400 home sites had been sold in the whole of the residential estate. Overseas, interstate and local demand continued at a steady rate, and, in 2003, 900 out of a total of 1100 lots in the development had been sold. By 2004 the development was completed: the sale of the last blocks of land marked the end of an era for the Lend Lease Company. Thirteen precincts had been released in forty stages. The total area of the community covered 1,570,000 square metres incorporating 410,000 square metre lake, eight kilometres of landscaped bicycle and walkways and 160,000 square metres of parkland. The gross building area covered 640,000 square metres. Their aim of creating a master planned community catering for a variety of budgets and lifestyles had been achieved in six years.

Cultural, ecological and environmental aspects were not neglected or ignored. A cultural heritage assessment carried out by Alfredson Consulting revealed that a grove of mango trees were a historic feature providing evidence of the former farming use of the land and marked the home site of an early settler, William Parsons. Later, research also revealed the site contained the unmarked grave of Geraldine Parsons, the daughter of the selector. To preserve this item of Maroochy Shire's cultural history, land was set aside for a park, named Parsons Bank Park and a plaque depicting the history was erected on the site. Furthermore, the naming of various street in The Banks are of historic significance, namely Merkara Street the name of the steamship on which the Parsons sailed to Queensland and Toombra Street the name of the Indigenous People who lived in the locality.



Lend Lease did not ignore the fact that a pair of Ospreys roosted in a tall dead tree on the site for a short period each year. Under the supervision of the Queensland Museum and the Environmental Protection Agency, nests were constructed and placed in areas that would attract their attention. Land along the riverbank on the southwest corner of the residential community development contained significant vegetation and rare flora and fauna species, especially the endangered False Water Rat. The transfer of the thirty hectares of the land to the State Government was a condition of the approval granted for the development of the rest of the site. In 1996, the land was transferred and was incorporated into the Maroochy River Conservation Park. The Maroochy River Conservation Park including R 301 then covered 174 hectares. When some members of the Twin Waters community and the neighbouring community of Mudjimba in 2000 became concerned about the degradation of two hectares at the Black Banks at the river end of Najoor Road, Lend Lease funded a master plan to regenerate the area. By 2006, the area has been protected by car parking limited to formalised spaces, a boat ramp and bollards erected to bar access to the formerly degraded wallum area which is slowly regenerating.

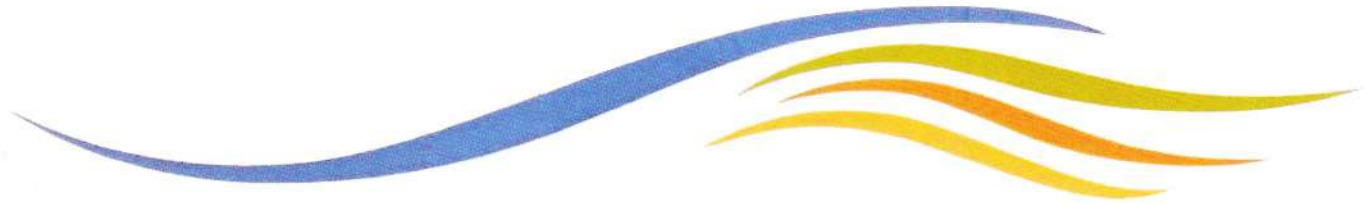
Birds nested on the site in the direct flight path of the nearby Sunshine Coast Airport. Special slopes in specific water areas were created to attract the birds away from the flight path: birds were also relocated to a safer area within the residential community village. In 2005 nesting boxes were placed throughout the village.

Aquatic fauna was also protected during the dredging of the lake. A 'catch and release' program was implemented and, by February 1997, over seven tonnes of fish were relocated into the Maroochy River. Ross Stark, a fish breeder, netted and released 14,500 mullet, mud crabs, whiting, flathead, bream, sole and sea turtles.

Awards

In June 1998 Lend Lease Twin Waters residential community was named the best residential waterside project in Queensland by the Urban Development Institute of Australia (Qld) (UDIA). It was also recognised for its environmental excellence in design and planning and added the marketing award to its list of successes. In the same year, a Certificate of Merit was gained for Landscape Architecture in the Maroochy Excellence Building and Planning Awards. In the following year, the development was recognised as the Premier Residential Community in Queensland. In October 2000, the project took out two awards sponsored by the Urban Development Institute of Australia (Qld) Sun-Corp Metway Awards for Excellence. Twin Waters Community Residential Village in 2004 gained world recognition: Alicia Collins compiled a submission that was presented for consideration at the prestigious world International Real Estate Federation (FIABC) PRIX D'EXCELLENCE AWARDS. Lend Lease's master planned residential community in a natural environmental setting won the residential section.





The Community

The occupation of Twin Waters Residential village transformed the North Shore. The people moved onto allotments had been surveyed to cater for a variety of budgets and lifestyles: traditional, villa and courtyard home sites. Since Twin Waters was a master planned community in a landscaped setting incorporating the elements of the natural environment, a covenant was imposed on the land to establish the character of Twin Waters. Its purpose was to ensure top quality housing using appropriate building materials, and the maintenance of the streetscape as well as the natural environment not to restrict the designs of the individual houses. Some residents selected their own home site and builder or chose a house design to be built on their allotment by one of the builders displaying on site. Others settled for a home and landscape package or a completed 'spec' home. In 1997, each buyer was given a voucher from a local nursery and free in-house advice to encourage the planting of native vegetation on their allotments.

On 21 September 1997, to herald officially the establishment of Twin Waters Residential Community, Lend Lease hosted a Spring Family Day Festival along lake View Drive overlooking the lake. In December 1997, Joe and Wilma Emerson relocated from Brisbane and moved into a house in the Landings: the first of many people who would become the residential community.

Sunshine Coast Daily, 31 December 1997

Quality living at Twin Waters

THE first residents of the Twin Waters residential community, Joe and Wilma Emerson, chose to live at the estate over other Sunshine Coast developments because of the site's quality living environment and the developer, Lend Lease's attention to detail to all elements of the project.

After years of planning to one day live on the Sunshine Coast, Joe and Wilma Emerson recently relocated from Brisbane and moved into their newly built home in the development's first land release, The Landings precinct.

"We've always aspired to live on the Sunshine Coast and our decision to live at Twin Waters was influenced by Lend Lease's retention of much of the natural environment," said Mr Emerson.

The Emerson home combines contemporary colours and natural textures in a spacious design ideal

for a low-maintenance lifestyle.

"Our home is designed for the Sunshine Coast environment, with some influences of Santa Fe and Mediterranean styling," said Mr Emerson.

A vibrant interior colour scheme is tempered by 120 year old timber beams salvaged from an old wharf. Outdoor dining and glassed areas take advantage of the northerly aspect.

The Emersons have begun landscaping, using many native plants and trees, following the similar principles applied by Lend Lease throughout the development.

The complimentary landscaping starter kit package includes a \$250 voucher for landscaping and plant supplies; gardening gloves; a hat; a kneeling pad; and an information booklet providing useful gardening tips and advice on suitable plants for the area.



LOW-MAINTENANCE LIFESTYLE: Joe and Wilma Emerson outside their home.

In July 1998 more than 80 homes were built or under construction and 40 new families were moving into the village. Many of them had been attracted by proximity to the beach, lake, river and Sunshine Coast schools. The buffer zone of natural vegetation and parklands on the shores of the canals preserved the 'back to nature feel' that had attracted residents like Rob Fletcher. People used the vouchers they had been given to buy native plants and continued to create a landscape in tune with



their surroundings. In 1999, one of the Beckman family won a house that was built as first prize in a Surf Lifesaving Art Union. In 2001 approximately 1000 residents were living in the community. Whether all the potential purchasers who had been attracted from Hong Kong, United Kingdom, interstate and locally were among them is not known. In 2005, the community was almost completed: only twenty-five residential home sites were for sale in the family friendly community.

The Village Shopping Centre

As a service to the Twin Waters residential community, Lend Lease commissioned Project Architect, Paul Sheppard to design a village adjacent to Twin Waters Golf Club on Ocean Drive. By July 2000, stage one was completed and 4 shops were doing business. Oasis Development then released stage 2. By October 2000, the Community Village, a \$3million project, was completed. A convenience store, a jet therapy centre, an accountant, hairdresser, and an estate agent had opened for business. Café Rosini, later to be renamed The Naked Lady, which features a boardwalk for outdoor living and a view of a landscaped lagoon on the golf course, was catering for its patrons. In 2004 Australian Medical Centres opened the first medical centre in the village.

Twin Waters Residents Association

A number of residents moved into their homes in the Twin Waters Residential Community in October, 1997. While attending an informal dinner, some of these residents were of the opinion that there was a need for a resident's association where new and existing residents could meet socially and regularly take part in making decision about the lifestyle in the community. At a meeting held on 5 May 1998, twenty-seven were present and the formation of Twin Waters Residents Association took place. Wilma Emerson was elected president; Rob Fletcher took the position of secretary/treasurer; Geoff Hurren was appointed Committee Person. After several meetings Frank Coard took over a treasurer. Arrangements were made to hold future meetings at the Twin Waters Golf Club. During the first year, a constitution to regulate the affairs of the Association was adopted. A Neighbourhood Watch Committee was set up: Tricia Coard was the first co-ordinator. In July 2000, Rob Fletcher became president, Merv O'Keefe vice-president, Ed Berry Secretary and Lenny Cosmal treasurer.

During the next eight years, the provision of facilities was undertaken. One of the facilities was a pathway along Ocean Drive from The Landings to the Village Shopping Centre. Lend Lease and the provided the equipment, the instruction and supervision while, during three 'working bees', the residents constructed the path. Another was the provision of water taps for walkers wanting a drink. Maintaining the high standard of the landscaping maintenance after Lend Lease was no longer involved was resolved. The Association negotiated with Maroochy Shire Council, and a Special Benefit Levy was added to the rates to pay for special landscaping contractors to be appointed. Improvements in the lifestyle of the community were on the agenda. A review of various covenant conditions was undertaken and presented to Lend Lease. The efforts of Ross Winks to have

Twin Waters recognised for post code purposes was successful. Members were encouraged to take an interest in projects that affected them and neighbouring localities: in particular any local and state government planning scheme amendments and major roadwork proposals. To enable members to be kept informed about operations and future developments at the nearby Maroochy Airport, a representative of the Association is a member of the Maroochy Shire Council's Airport Committee.

The social objectives of the association were not neglected. During the first year, a social committee was formed to arrange activities, and in 2006 a Dine Out and Theatre Committee continue to provide a wide range of social activities. Under the sponsorship of Lend Lease, Easter festivals, a garden competition and Christmas carols, which became an annual event, were held. In December 1999, more than 400 residents attended the Christmas carols. Other activities that involved the community as a whole were arranged. These included Clean-up Australia day, dineouts, golf and bowls days and a 'Get to Know Your Neighbour' BBQ. A monthly newsletter and a web site provide residents with news of events and activities.

Derry and Rob Fletcher, 2006



TWIN WATERS RETIREMENT VILLAGE:

In 1982 Allan Humzy acquired eight hectares of land on the corner of Ocean View Drive and Najoor Road. Two years later he submitted a plan for a medical centre, hospital, nursing home and retirement complex to the Maroochy Shire Council. The proposal was considered premature and was not approved. The site became an unofficial rubbish dump that was overgrown with noxious weeds. In 1999, Humzy tentatively calling the complex Mudjimba Surf Haven, was again not granted approval to build 6 hostel suites, 18 semidetached 2 bedroom apartments and 46 two bedroom villas as well as consulting rooms for doctors. In 2000 Lend Lease was seeking a partner to build a retirement village on the land. In 2000/1 Central Coast Retirement Limited from northern New South Wales, whose founder and chairman was Ron Dabler, bought the site for \$4.8 million to transform into a retirement village. Maroochy Shire Council approved his proposal to build 150 home units on the site by 2006. By the middle of 2006, stages 1 and 2 were completed.



CONSERVATION PARK AREAS

A part from the forty-four hectares excised for the building of the Twin Waters Resort complex and a youth camp, the original Conservation Park, R 301, west of Najoor Road and adjacent to the beach has been retained in its natural state. Originally approximately 150 hectares was gazetted a Recreation Reserve in 1901. The land was leased to a number of people including A A Petrie and Samuel Greene to graze cattle and horses until 1927 when the leases were cancelled. In 1970s the Mudjimba Progress Association moved to have the area declared a National Park but the only action the government took was to appoint S Flewell-Smith honorary protector under the Flora and Fauna Act. In 1978 the Member of Parliament was requested to act to have the area declared an Environmental Park but nothing eventuated until the 1990s.

By 1993 the ninety-one hectares of the reserve north of Ocean Drive and the thirty hectares adjoining the river had been designated an Environmental Park: the rest east of the Apex Youth Camp was gazetted in 1992 as a recreation Reserve. On 23 March 1994 at Twin Waters Resort, the official opening of the Environmental Park was held and the representatives of the owners of the resort, State government, government and local environmental agencies, the Sunshine Coast Environmental Council and Mudjimba Progress Association were among the guests. After the opening, Robin Dunn, the Maroochy Shire Council representative, led them on a walk through the park.

In 1996, thirty hectares of freehold land along the river bank on the southwest corner of Lend Lease's residential community development contained significant vegetation and rare flora and fauna species, especially the endangered False Water Rat. The company transferred the parcel of land to the State Government and the area was added to the environmental park that was eventually named the Maroochy River Conservation Park. In 2006, the Maroochy River Conservation Park including R 301 covered 174 hectares of significant coastal vegetation.



Apex Youth Camp

The Queensland Apex Clubs had conducted an annual 'Kids to the Coast Scheme' which provided mentally, physically, geographically and financially disadvantaged children with a holiday on the Gold Coast. In 1980, at the Apex Zone convention, approval was given to proceed with Brian O'Brien's proposal with the establishment of a holiday camp as part of the Apex Club's Annual Project. In 1981, with the help of the Maroochy Shire Council's Chairman, a site to be entitled Sun Coast Kids Camp was selected along 177 Najor Road, Mudjimba.



By 1982, five acres had been surveyed from Recreation Park, R301, gazetted in 1901 and set aside as a special lease to be used for the camp. The land was cleared and construction began: five feet of fill was required to raise the land about the level of the swamp in which it was located. Nambour Apex Club was employed to co-ordinate and oversee the construction. Covering an area from Coolangatta to Rockhampton, 104 Apex Clubs and almost 2000 Apexians raised large amounts of money to pay for construction costs. Donating their time and expertise, Apexians from the Zone's Clubs travelled to Mudjimba at their own expense to work on the construction. The Apex club from Caboolture co-ordinated the landscaping in and around the grounds. On 26 January 1985, the Sun Coast Kids Camp was officially opened by the Rev Allan Male, MBE.

Twenty years later, the camp site has been extended to ten acres and can accommodate up to 180 people in seven dormitories which are being given the names used by Indigenous people for flora and fauna. The accommodation blocks are equipped with meeting rooms and catering facilities. The office block has been named the Sir John Buchan building after one of the founders of Apex in Australia on 10 March 1931. A twenty-five metre swimming pool, tennis courts and large oval are part of the various sporting facilities and specific activity programmes that are available to a range of youth and business groups that have included the Endeavour Foundation, Camp Quality and schools that attend camps.

In 2005 the name was changed to Apex Camp Mudjimba, and the overseeing entity, Apex Queensland Youth Camps, is partly funded by the Apex Clubs in Queensland Districts. With the official launch of a marketing outlook in the same year, the camp has become relatively autonomous under the managership of Vince Boeske and the president of the steering committee, Terry Russell.

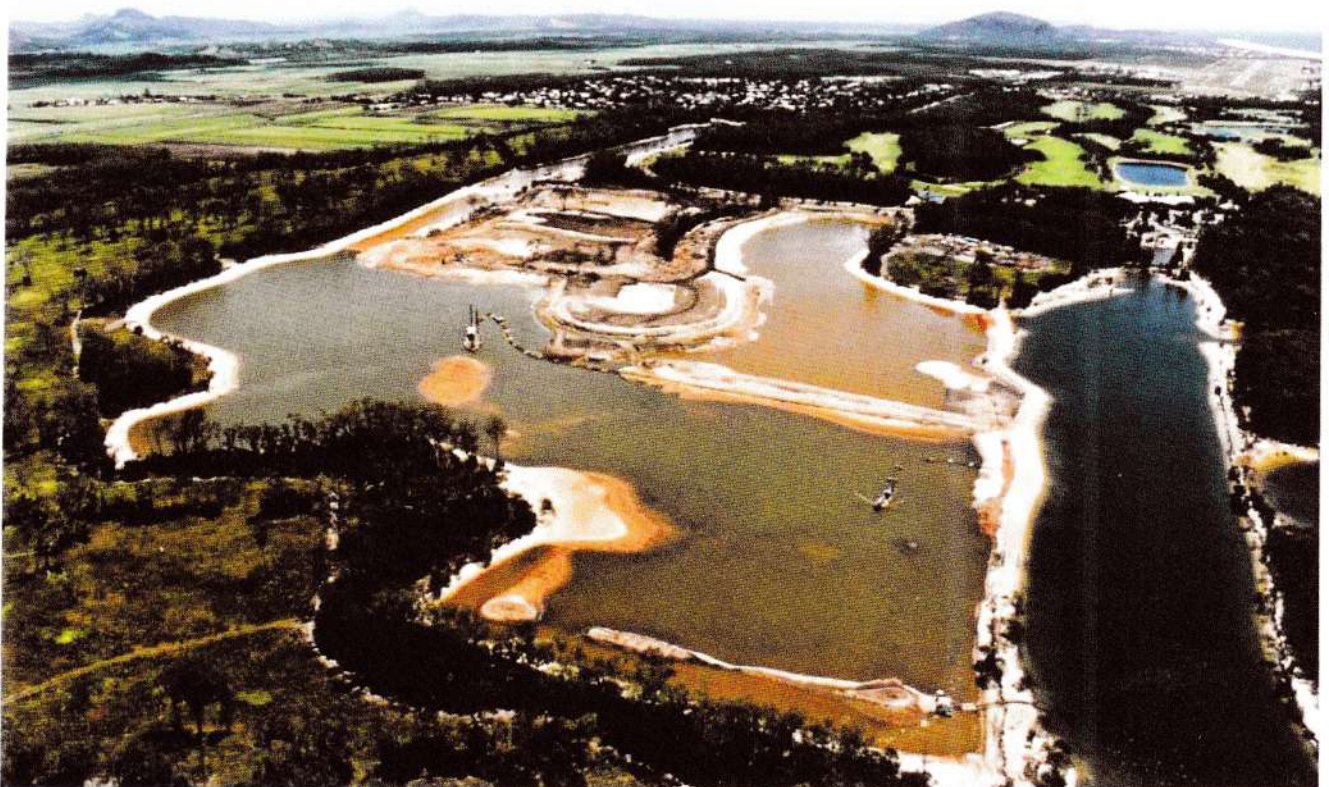
This launch funded from a grant from the Maroochy Economic Development Advisory Board provided marketing tools to create awareness of what the camp has to offer local and wider communities. In 2005, Lend Lease also donated \$5000 towards the construction of a fence around the property. In 2006, the facility is one of the two existing in Queensland: the other is Greenup Apex Camp at Coolmunda Lake east of Inglewood in Southeast Queensland.

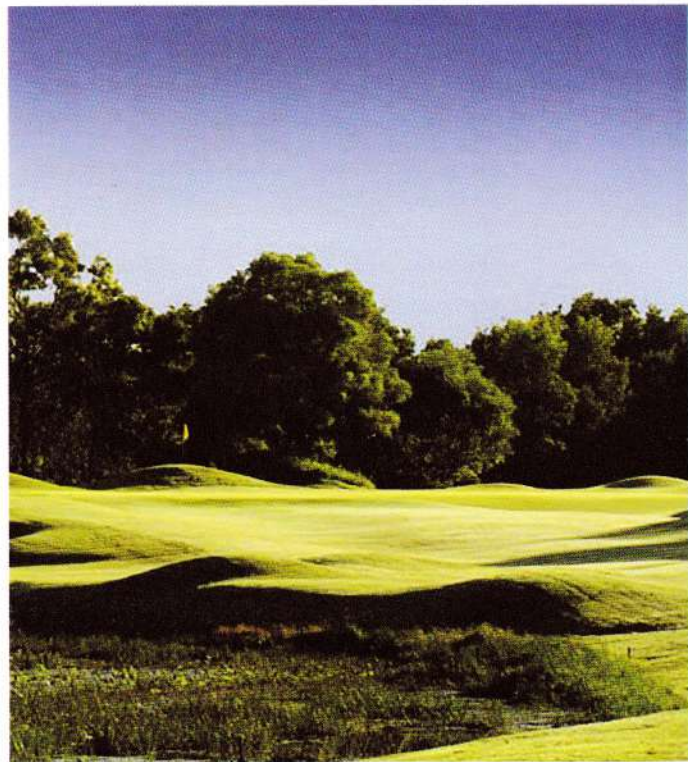


Bill Kear Waterway

In the adjacent area of Mudjimba, drainage had been a problem and a series of deep ditches had been constructed. However, with an increase in population in the area during the 1980s, the problem had become worse. After 1991, the government made available funds to mitigate the effects of floods, and Bill Kear, a resident, who was seeking ways to alleviate the drainage problem, lent his support to the direction of the water into a main drain connected to the river. The drain was constructed through the conservation park. In 1996, the final linking up of the drain with the River through a lock and weir took place. Water then drained into the river and the threal of flooding was removed. In recognition for his efforts to solve the problem of drainage in Mudjimba, the main drain canal was named the Bill Kear Waterway.

Constructing Twin Waters, 1996-97







RESOURCES ACCESSED:

- Conversation with Sue Walker, Twin Waters Golf Course, 31/8/2006
Conversation with Rick Baulch, Twin Waters Resort, 1/9/2006
Conversation with Vince Boeske, Mudjimba Apex Youth Camp, 4/9/06
The History of the Twin Waters Resident's Association, unpublished manuscript
The Australian Connection, unpublished manuscript compiled by the Parsons Family
Milestone and Minutae, pamphlet compiled by Twin Waters Resort Staff, 31/8/2006
Newspaper Cutting Book compiled by Lend Lease
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Courier Mail
Financial Review
Coolum and North Coast Advertiser
Sunshine Coast Weekly
Queensland State Archives, Selection files, Brisbane Land Agent's District, LAN/DF Series
Queensland Department of Natural Resources and Mines, Survey Plans.
Maroochy Shire Heritage Library, Nambour
Maroochy Shire Archives, Cooney Road, Bli Bli
Sunshine Coast Genealogy Society, Nambour
A Cultural Heritage Assessment of a Proposed Lake Development at Pacific Paradise, Maroochy Shire,
Alfredson Consulting Pty Ltd, 1996
The Simpson LetterBook, Cultural and Historical Records of Queensland 1. University of Queensland.
Environmental Impact Study of the Twin Waters Project, Maroochy River, prepared by Max Winders
and Associates for Interwest Limited, 16/8/1988
Overall Development Plan of Proposed Development for Suncoast Group of Companies, by Antony
Tod & Partners
Locality and Master Plan supplied by Lend Lease

